AGENDA HISTORIC CONSERVATION BOARD MONDAY, JANUARY 25, 2016 – 3:00 PM PUBLIC CONFERENCE ROOM II CENTENNIAL PLAZA – 5TH FLOOR 805 CENTRAL AVENUE

CALL TO ORDER

DISCUSSION ITEMS:

CERTIFICATES OF APPROPRIATENESS

1. 104 Corwine: Certificate Of Appropriateness For Rehabilitation Of Building

Interior and Addition of Second Floor Roof Top Deck.

CERTIFICATES OF APPROPRIATENESS AND ZONING RELIEF

2. 1228 Central Parkway: Certificate Of Appropriateness And Zoning Variance For New

Addition To Rear Of Building And Demolition Of One-Story

Portion Of The Building.

OTHER BUSINESS

ADJOURN

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: N/A

APPLICANT: Chad Puckett, Architect representing the owner

OWNER: Aurorian Holdings LLC

ADDRESS: 104 Corwine Street, Cincinnati OH 45202

PARCELS: 094-0007-0204-90

ZONING: Commercial Community – Pedestrian (CC-P)

OVERLAYS: Over the Rhine Historic District

COMMUNITY: Over the Rhine REPORT DATE: January 12, 2016

HEARING DATE: Prehearing January 19, 2016 at 9:30 AM STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for rehabilitation of an existing vacant single story warehouse with proposed second story addition on portions of the existing structure with roof deck. The existing warehouse building will be converted to a single family residence.

Existing Conditions:

The existing single story masonry building is located on the north side of Corwine Street between Walnut Street and E. McMicken Avenue. There is an existing single car garage door on the primary façade to remain.

Proposed Conditions:

The proposal is to rehabilitate the existing structure into a single family residence with a new second story addition for living space that sits back 16 feet 6 inches from the Corwine façade. There will be a roof deck on the rear of the second story addition with skylights both front and rear of the addition. A no-build egress easement will be required on the north (rear) end of the building for building code purposes.

The renovation of the building and new construction will feature the following:

- 1. Repair of existing masonry walls, tuck-pointing and paint.
- 2. Existing roof skylight removal for addition.
- 3. New masonry openings in existing brick on the north (rear) end of the structure for 4 new windows.
- 4. Replacement of existing garage door with metal overhead garage door.
- 5. Replacement of existing windows on primary façade with aluminum transom windows in existing masonry openings.
- 6. New windows will be double hung, 6/6 with transom above on the addition.
- 7. Replacement of entry door with solid wood door in existing opening.
- 8. Addition is frame construction with cement board siding.

- 9. Roof top decks with landscaping at the rear and aluminum frame skylights on the existing single story roof.
- 10. North (rear) roof deck will have a brick parapet with clay cap added to the existing brick wall for the guardrail. New brick will match existing brick.
- 11. Addition roof is standing seam metal. Existing flat roof is membrane roofing with decking material.
- 12. Interior renovation for tenant finish.

Previous Reviews: The project was before the board for a preliminary design review on September 28, 2015. The conversation of the board at that meeting discussed the second story addition design in the saw-tooth style that was architecturally appropriate to the manufacturing history of the building. The preliminary design had a fixed door to the west façade window to add symmetry matching the east façade window. The board did not feel that new opening was needed. The board appreciated the applicant keeping the existing façade simple and retaining the simple architectural details but there was not consensus on the applicant's desire to paint the front façade.

Applicable Zoning Code Sections:

Zoning District: Section 1409 Commercial District

Single Family Dwelling - Permitted Use

Variance Request: N/A

Variance Authority: Section 1445-07 HCB authority: Section 1435-05-4
Variance Standard: Section 1445-13 General Standards: Public Interest

Section 1445-15 Standards for Variances

Overlays: N/A

Historic District/Reg: Over the Rhine Historic District

COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required: N/A

Certificate of Appropriateness Review

This project generally meets the guidelines for the Over-the-Rhine Historic District. The work involves appropriate window installations, restoration, and a second story addition that are compatible in character with the existing single story warehouse building. The second story addition sits back from the primary façade over 16 feet which will not overpower the original building and is relative to the 2 and 3 story existing buildings on this street.

Other Considerations:

Prehearing Results

January 19, 2016 - Only the architect was in attendance.

Comments Provided to Staff: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

- 1. a) **APPROVE** a Certificate of Appropriateness for the rehabilitation and addition to 104 Corwine Street per drawings submitted by Fold and Form Architecture dated 10/23/2015 including any revisions submitted for permit subject to the following conditions:
 - 1. The required no-build egress easement be fully executed prior to issuance of building permits.
 - b) **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



APPLICATION

HCB HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

HCB USE ONLY

APPLICATION BUILDING ADDRESS: 104 COTWINE St.	DATE RECEIVED BY HCB:	
DISTRICT NAME: OTR	PERMIT/APD NO: APP. COMPLETION DATE:	
OWNERNAME: Tony Alexander		
ADDRESS: 131 E. McMickey Ave. 45202	PHONE NO: 513-652-8	669
EMAIL: alexanac 2 gmail-com		
CONTRACTOR NAME:		
ADDRESS:	PHONE NO:	
EMAIL:		
ARCHITECT NAME: Chad Puckett	PHONE NO: 5/3-675-22	<u> 13</u>
ADDRESS: 3621 Burch Are. Cint. 45208		
EMAIL: chpefoldformdesign.com		
PLEASE NOTE: THE FOLLOWING FEES A	RE DUE TO PROCESS YOUR APPLICATION.	HCB USE ONLY
Certificate of Appropriateness (without Board review) \$50.00		Fee Received: \$
Historic Conservation Board Review		Date Received:
IT IS YOUR RESPONSIBILITY TO NOTIFY THE URBAN CONSERVATOR IF ANY	OF THIS INFORMATION CHANGES DURING	THE PENDING REVIEW OF YOUR
NEW CONSTRUCTION ADDITION DEMOLITION REHABILITATION OTHER	s, and methods to be used, materials	Her and
IN ORDER TO EXPEDITE HCB ACTION, PLEASE ATTACH AE IF AVAILABLE, AS MAY BE APPROPRIATE. LIST ANY INFOR specifications, photos, material samples, additional drawings or Refer to a tached drawing	MATION ATTACHED: (Elevations, s written matter)	ite plans,
Attach a letter explaining the justification for the issuan	ce of the desired Certificate of A	nnronriateness

Be advised that the burden of proof is on the applicant.

FOLDANDFORM

December 11, 2015

Ms. Angie Bok Strunc City of Cincinnati 805 Central Avenue, Suite 720 Two Centennial Plaza Cincinnati, OH 45202

RE: 104 Corwine St. - Historic Review

Dear Ms. Strunc

Thanks for meeting with me and taking time to review and discuss the renovations to this existing building on Corwine St. The owner is very excited to renovate this neglected building and make it into his residence. This will only help to stabilize and improve the neighborhood along the proposed Brewery Heritage Trail.

The attached drawings and documents propose the construction of a new single-family residence within the existing building at 104 Corwine St. The one story brick structure was previously used as a storage warehouse for the Freestore Foodbank located across the street from this building. We are proposing to remodel the interior of the building and the addition of a second floor with a roof deck to the rear of the property. The entire perimeter of the building sits on the property line. There is no yard space or existing setbacks to the building.

The front brick façade of the existing building will be repaired, tuckpointed, and painted. The entry door will be replace with new. The existing windows on the front façade will be replaced with commercial aluminum windows with divided lights to follow the commercial windows in the district. A new insulated metal overhead garage door will replace the existing one.

The second floor addition is set back 16'-6" from the primary façade of the building. The roof of the addition is made up of three saw-tooth roof elements with clerestory windows facing west. This is meant to compliment some of the taller narrow shed roof structures that are often visible from side streets and alleys such as this location. The façade of the addition will have fiber cement board lap siding with double-hung windows with transoms. The skylight at the second floor addition will not be visible from Corwine St. The roof on the second floor addition will be standing seam metal.

At the rear portion of the second floor addition is a large roof deck that is within the back one-third of the building footprint. This roof deck is surrounded by an existing brick parapet wall and will not be visible from the street.

Please let me know if you have any questions or comments in your review of the attached material. I look forward to a Certificate of Appropriateness Review with the Historic Conservation Board and reviewing the project with them.

Sincerely,

Chad Puckett, AIA





EXISTING INTERIOR PHOTO



VIEW ALONG CORWINE ST. FACING WEST



EXISTING EXTERIOR PHOTO



VIEW ALONG CORWINE ST. FACING EAST

FOLD & FORM, LLC. 3621 BURCH AVE. CINCINNATI, OH. (513) 675 - 2243

Alexander Res

104 Corwine Street Cincinnati, OH 45202

New Residence

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COA REVIEW	10.23.15
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ELOOD DLAN	
FLOOR PLAN Issued For Permit Date	
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AS NOTED	,
15007	ALEXANDER



VIEW OF ROOF DECK & 2nd FLR. ADDITION



CORWINE ST. ELEVATION



STREET LEVEL VIEW AT EYE-LEVEL ON CORWINE ST.



BIRDS-EYE VIEW FROM CORWINE ST.

FOLD A N D FORM ARCHITECTURE

FOLD & FORM, LLC. 3621 BURCH AVE. CINCINNATI, OH. (513) 675 - 2243

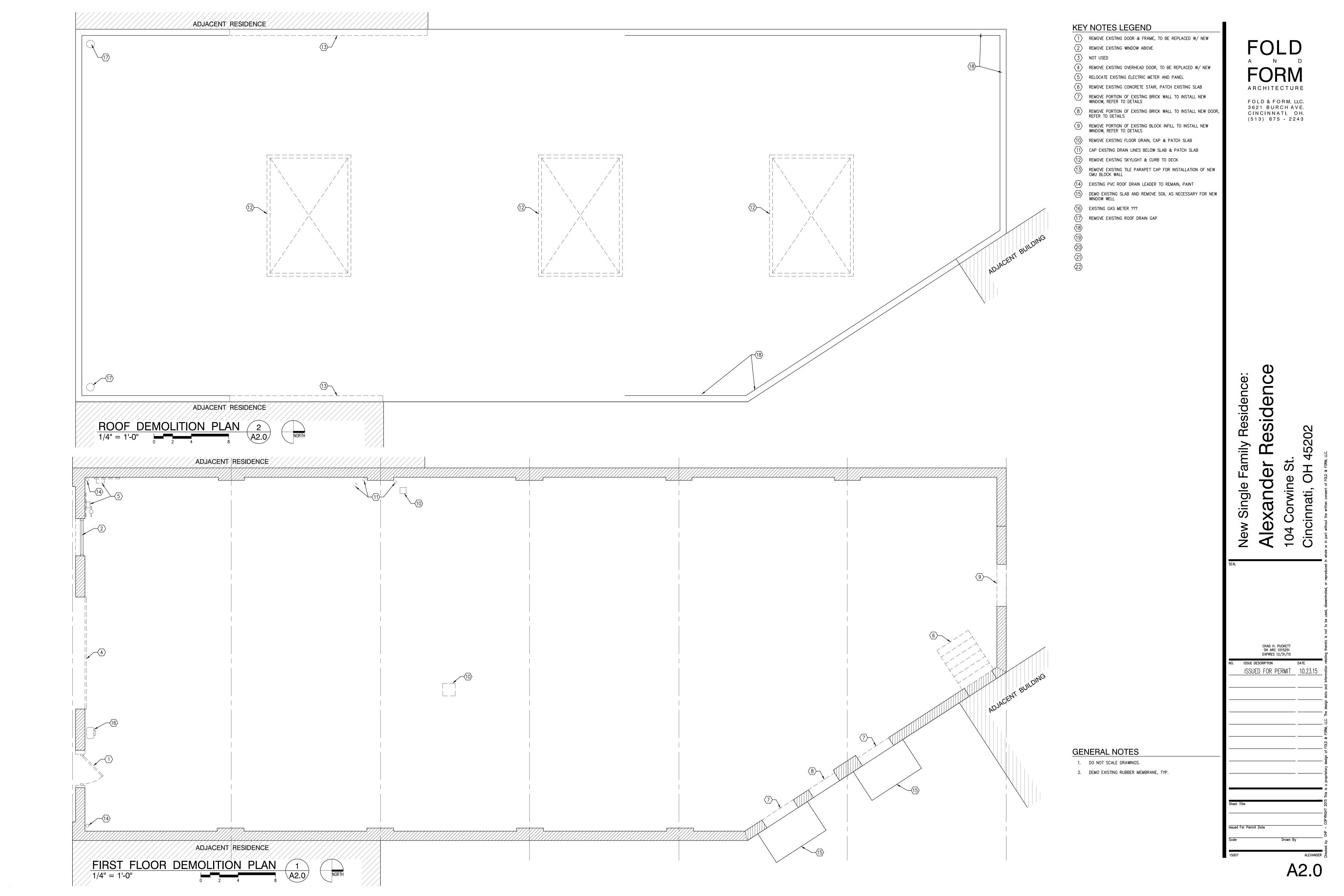
New Residence

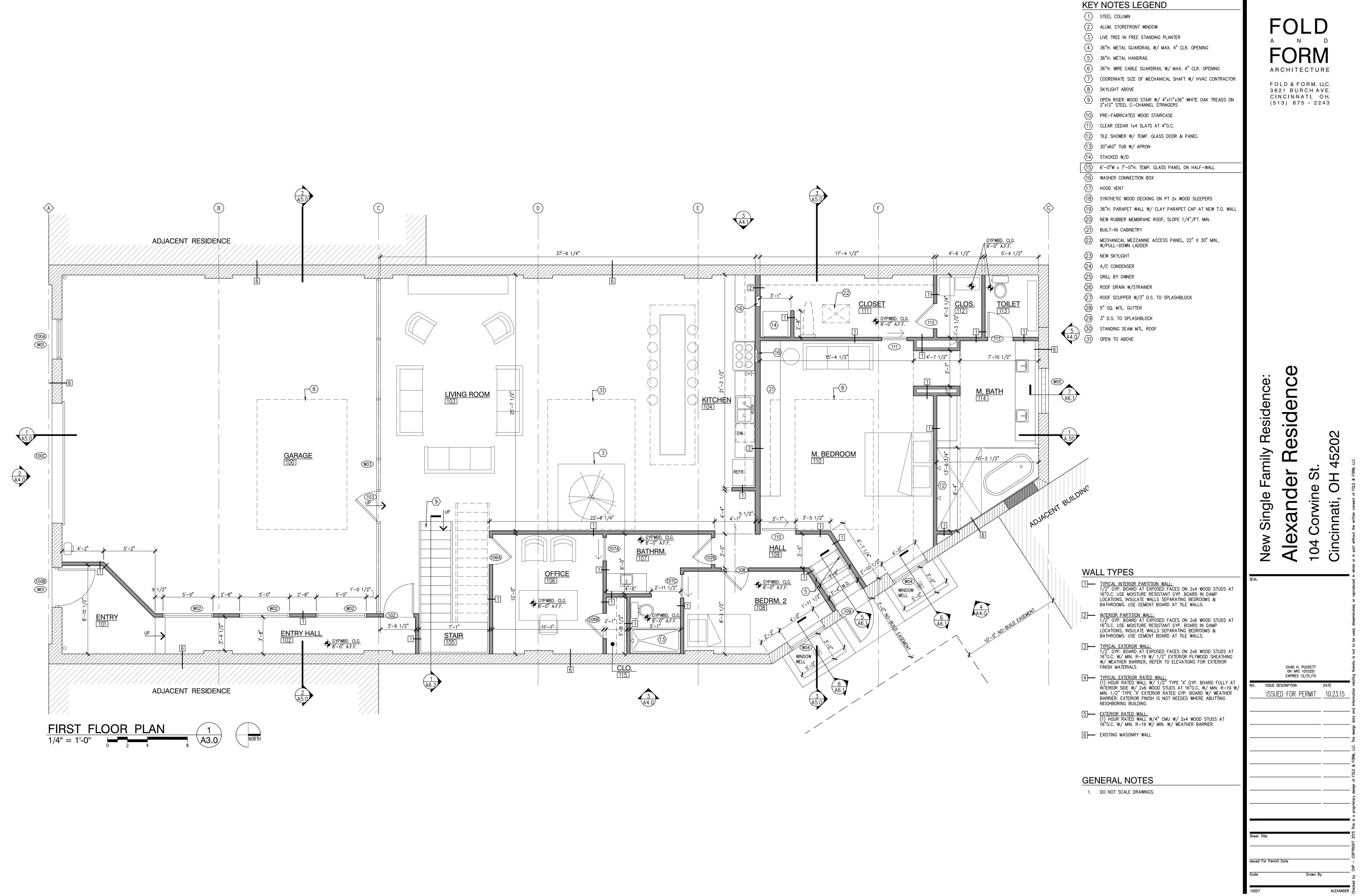
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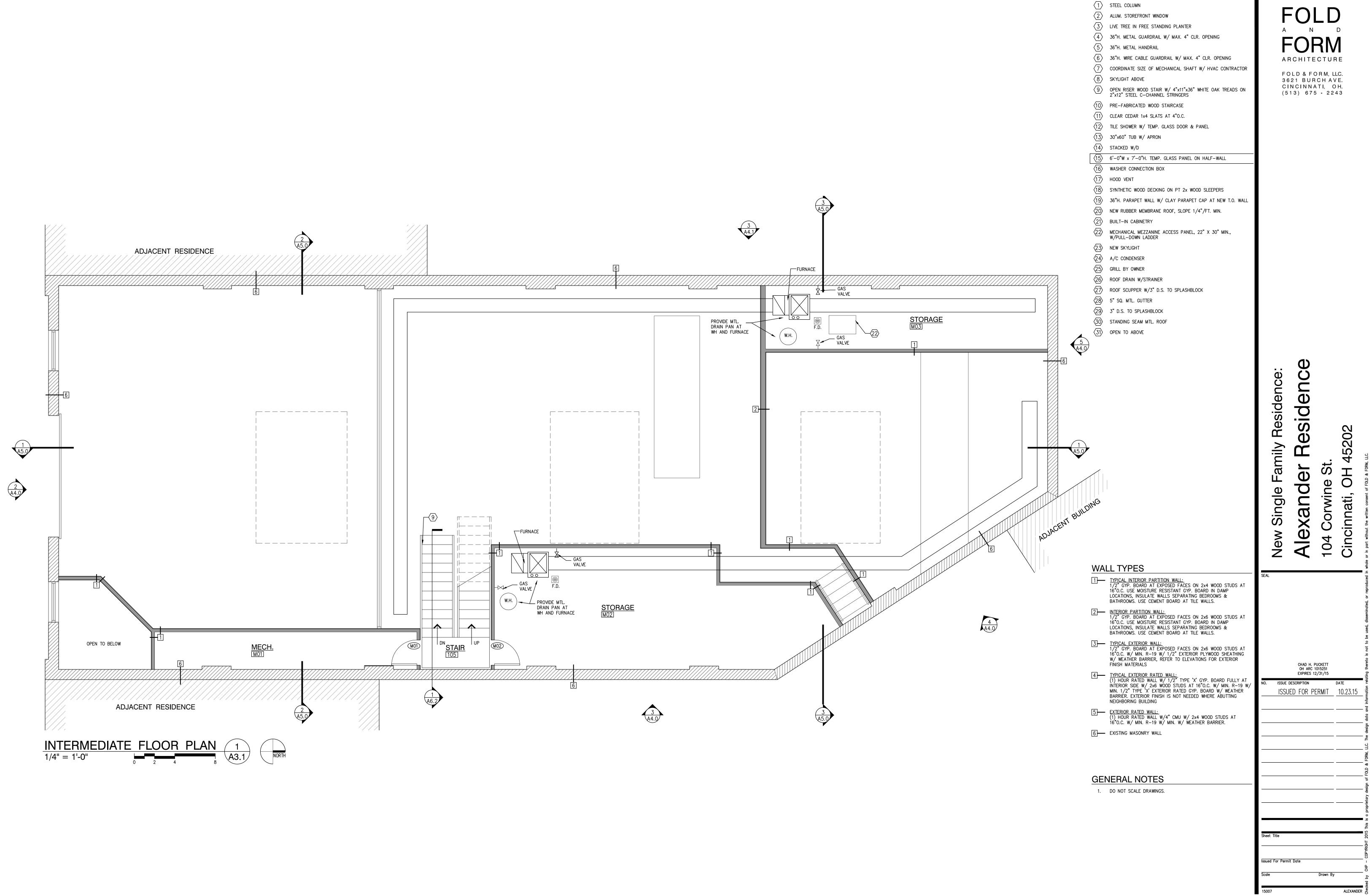
104 Corwine Street

Cincinnati, OH 45202

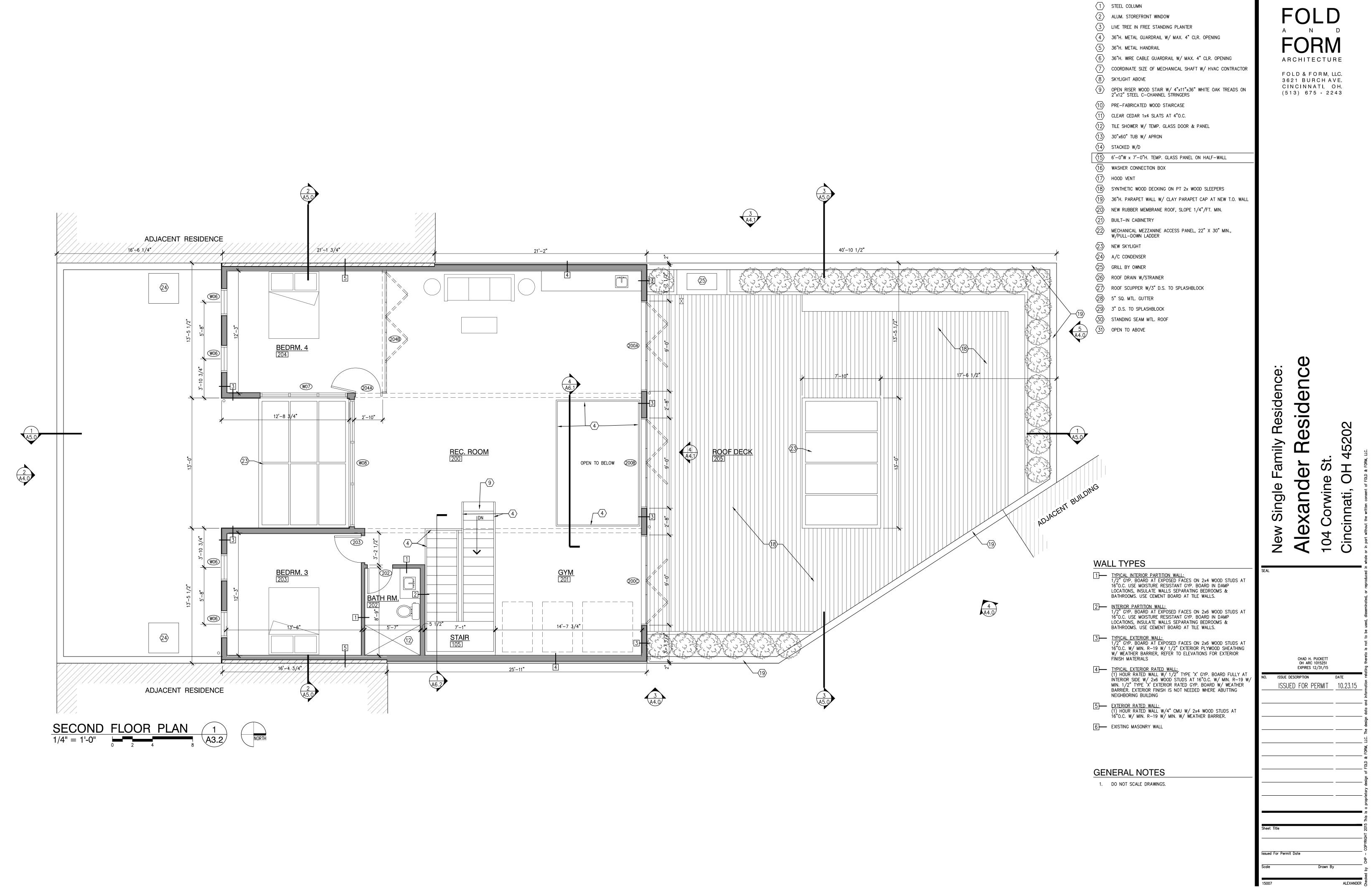
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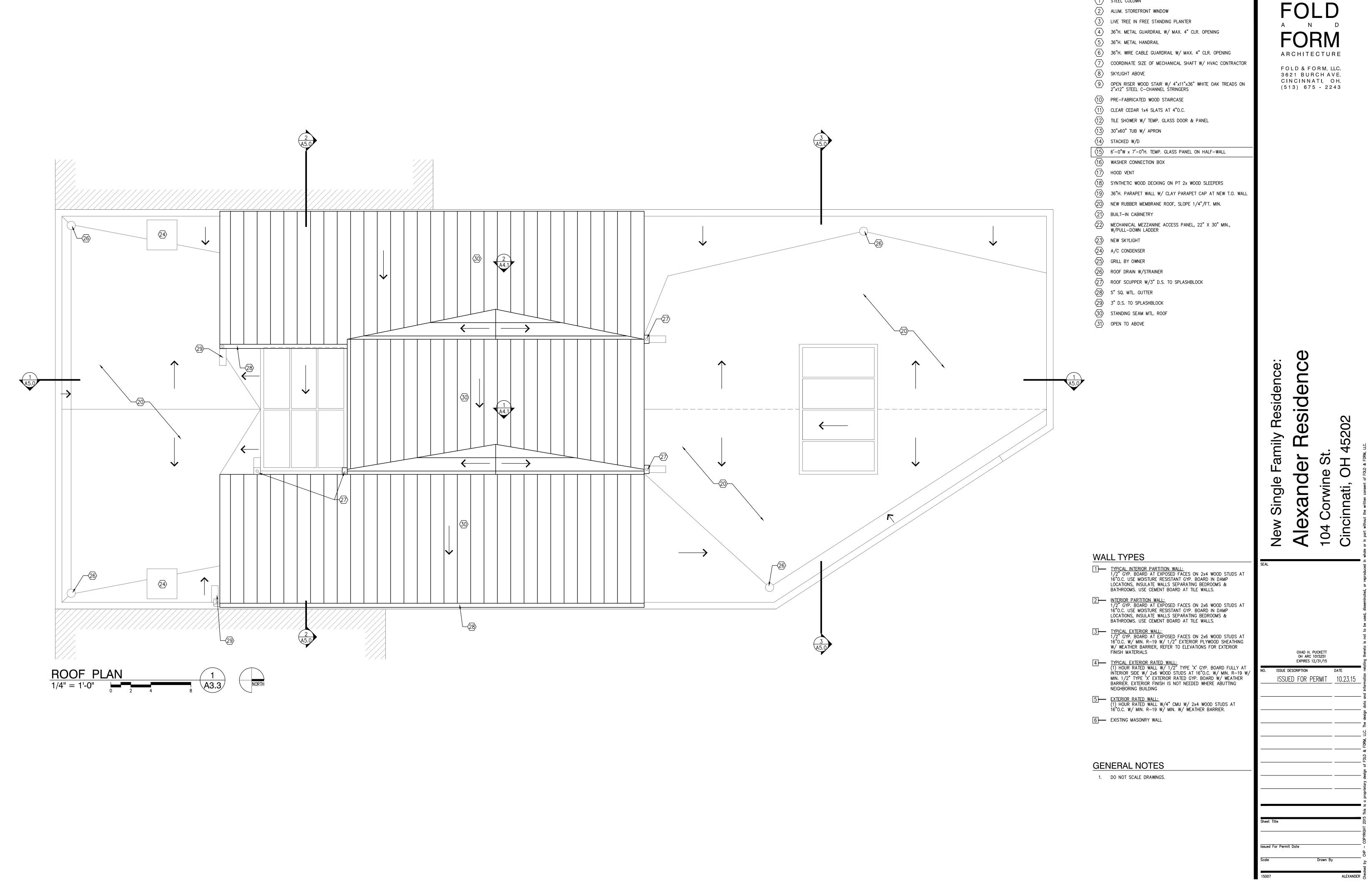




KEY NOTES LEGEND

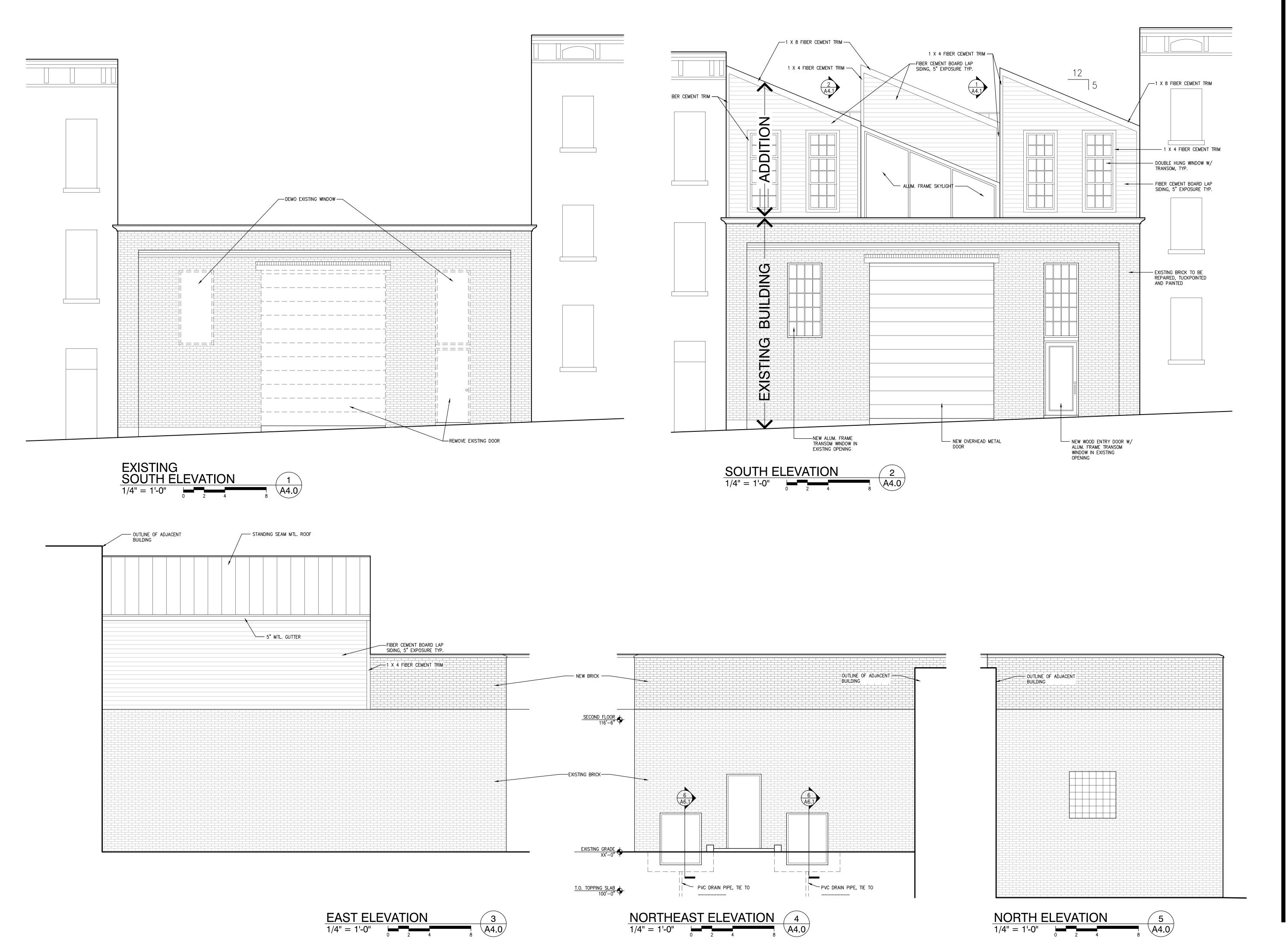


KEY NOTES LEGEND



KEY NOTES LEGEND

1 STEEL COLUMN



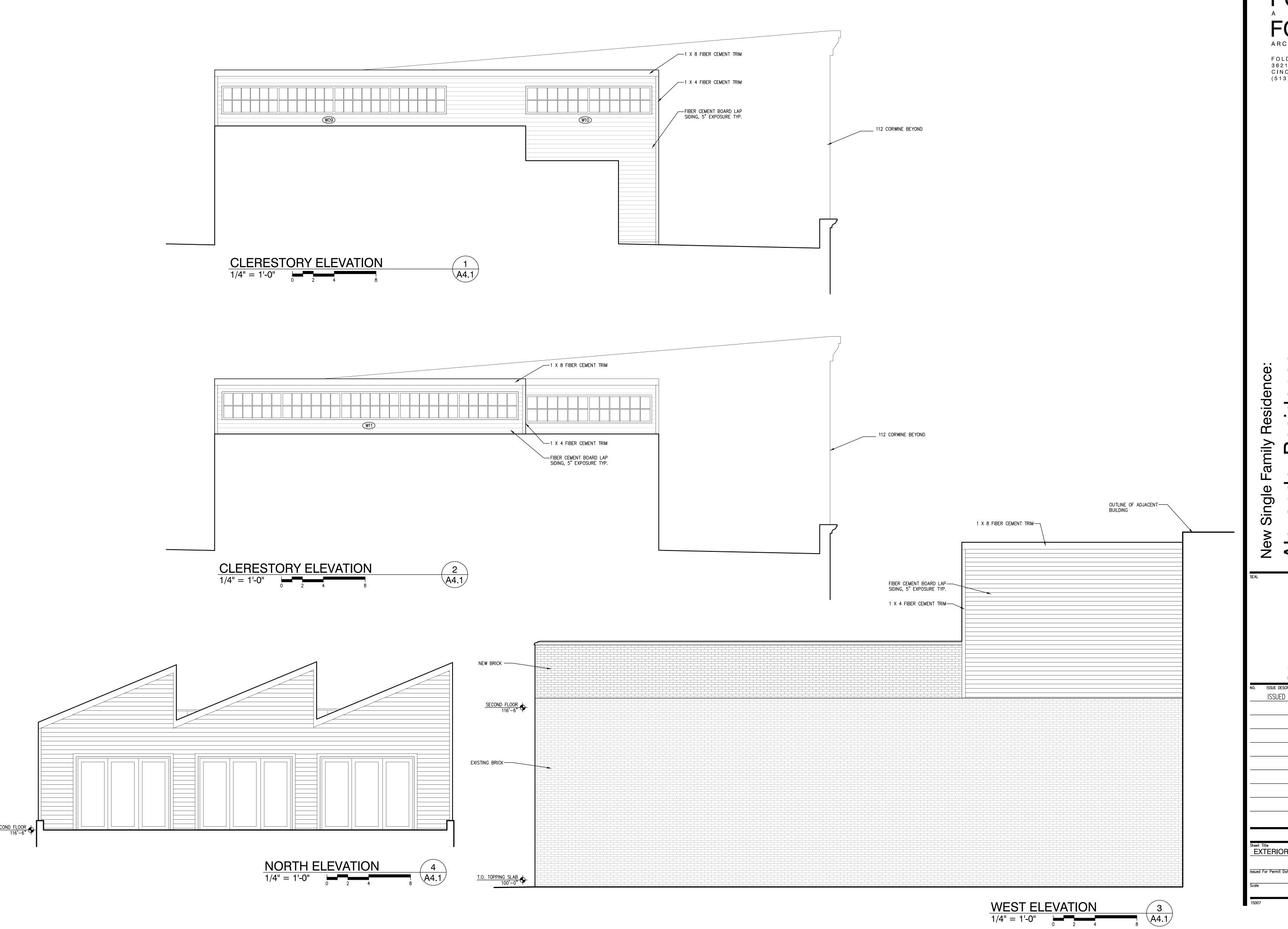
FOLD A N D **FORM** ARCHITECTURE

FOLD & FORM, LLC. 3621 BURCH AVE. CINCINNATI, OH. (513) 675 - 2243

Residence ımily Residence: Single Fa Alexande 104 Corwin Cincinnati,

CHAD H. PUCKETT OH ARC 1015251 EXPIRES 12/31/15 ISSUE DESCRIPTION DATE ISSUED FOR PERMIT 10.23.15 ssued For Permit Date

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FOLD
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ARCHITECTURE

FOLD & FORM, LLC. 3621 BURCH AVE. CINCINNATI, OH. (513) 675 - 2243

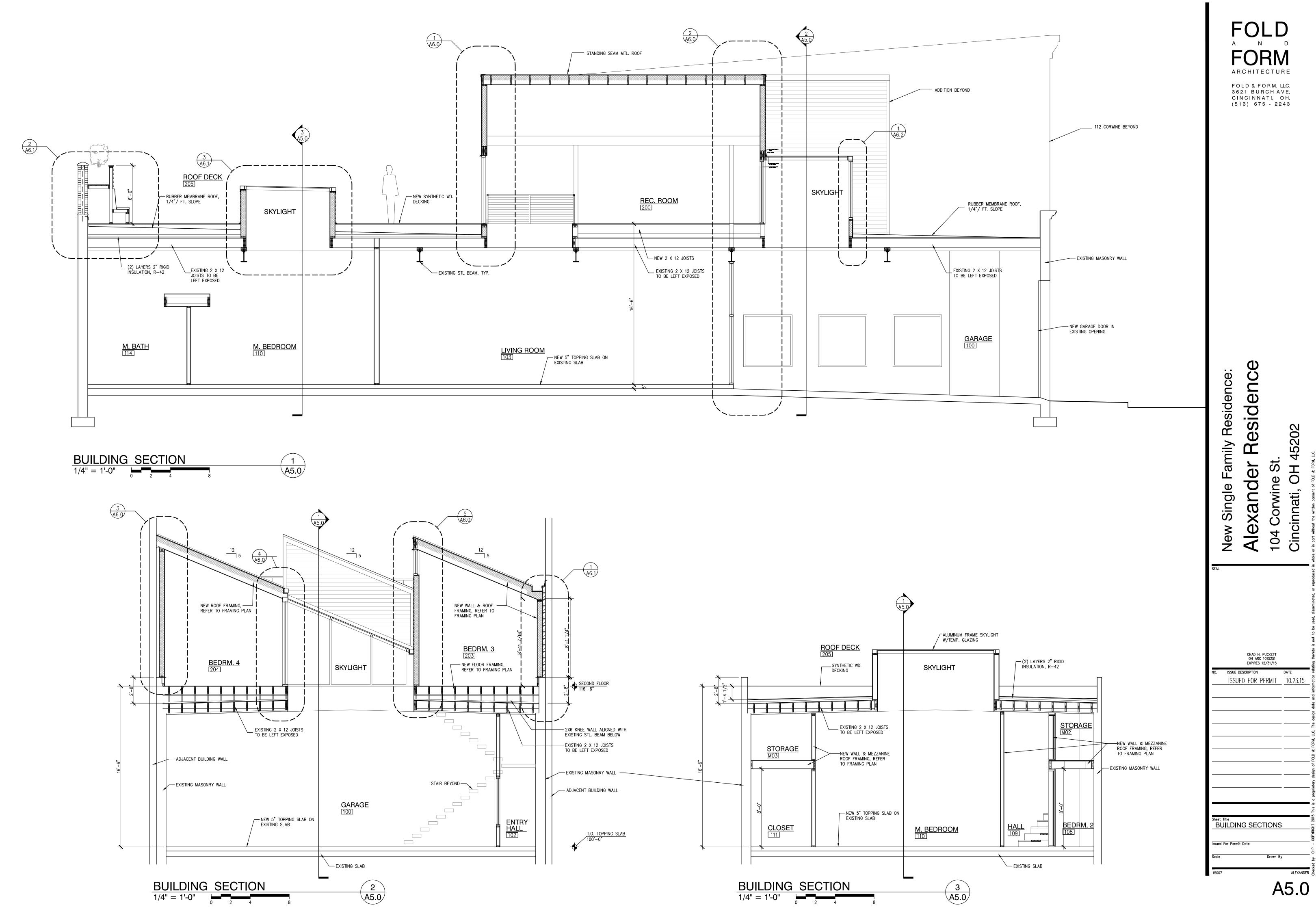
New Single Family Residence:

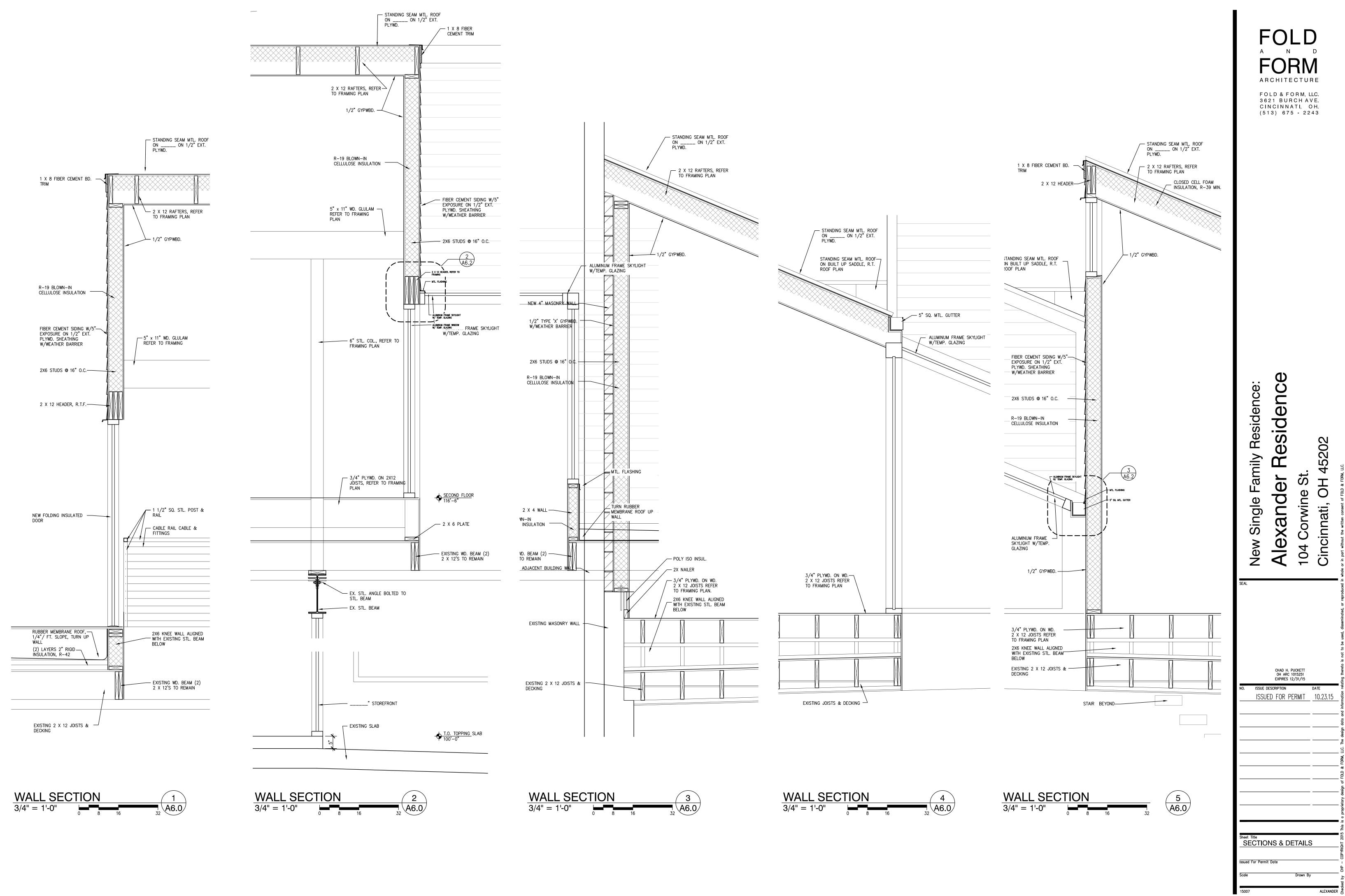
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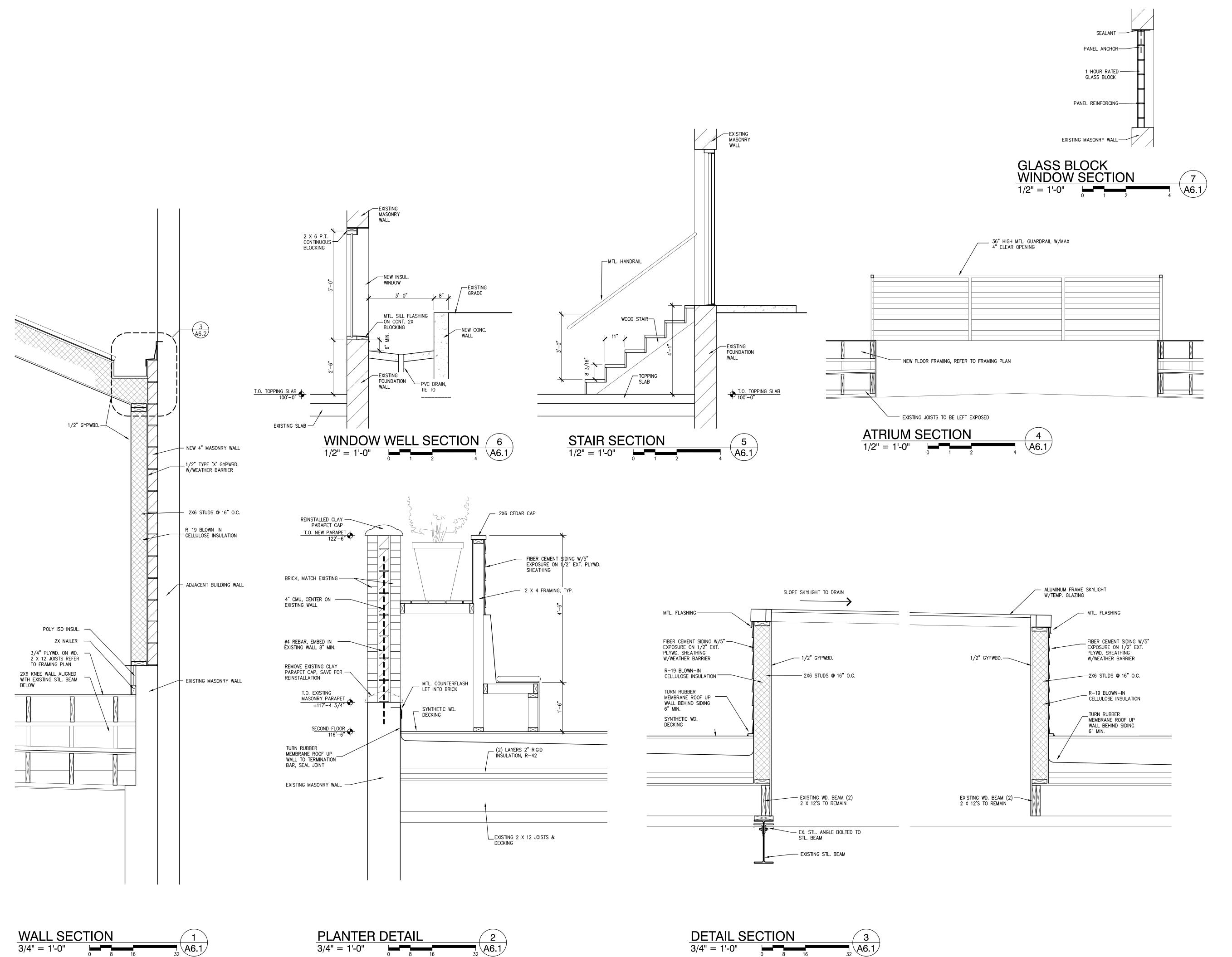
104 Corwine St.

Cincinnati, OH 45202

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FOLD **FORM** ARCHITECTURE

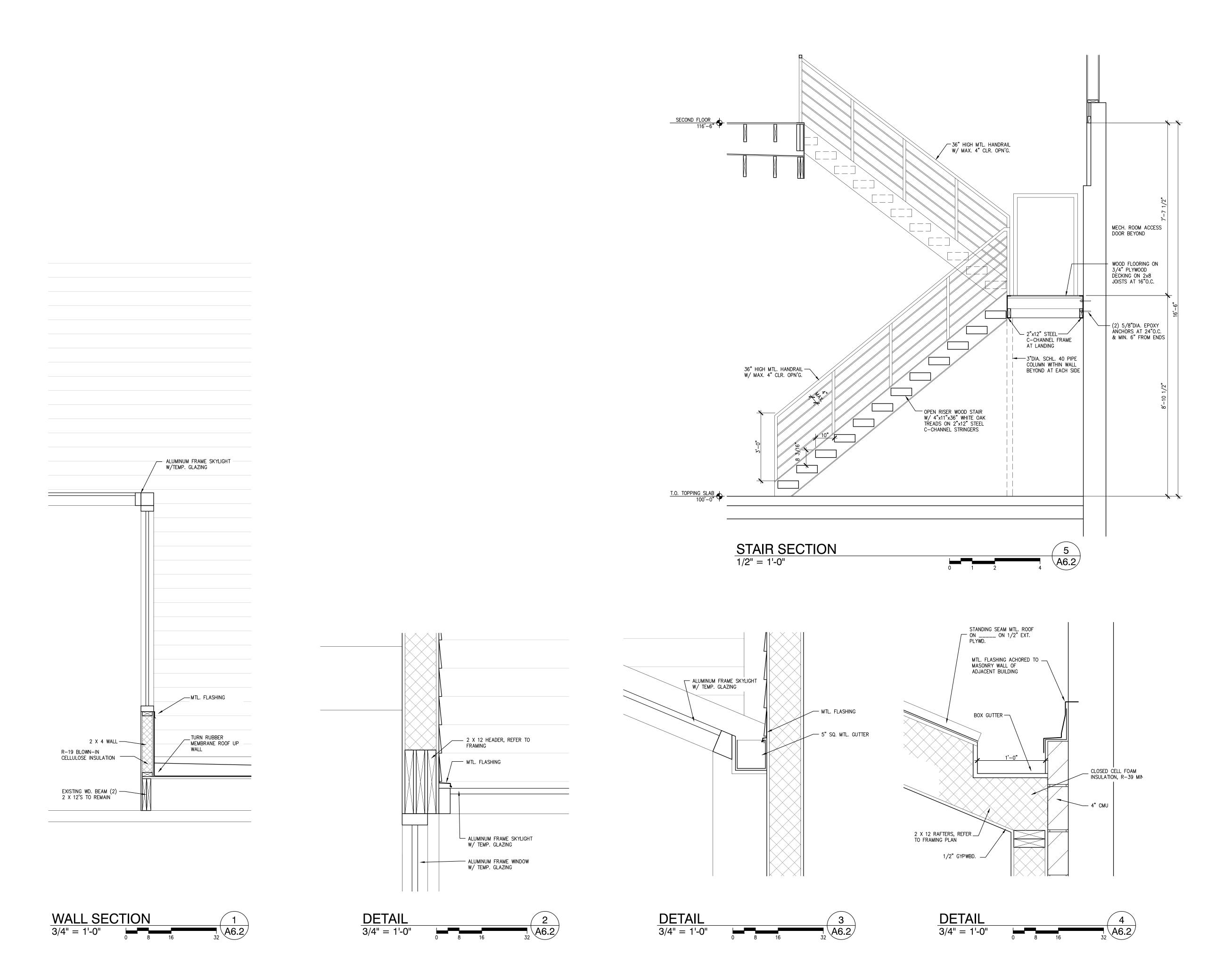
FOLD & FORM, LLC. 3621 BURCH AVE. CINCINNATI, OH. (513) 675 - 2243

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Cincinnati,

CHAD H. PUCKETT OH ARC 1015251 EXPIRES 12/31/15 ISSUE DESCRIPTION ISSUED FOR PERMIT 10.23.15 Sheet Title
SECTIONS & DETAILS ssued For Permit Date

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FOLD & FORM, LLC. 3621 BURCH AVE. CINCINNATI, OH. (513) 675 - 2243

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A6.2

FINISH SCHEDULE											
Room			Floor			Walls				Ceiling	
ROOM #	ROOM	AREA	MATERIAL	FINISH BASE		NORTH	NORTH EAST S		WEST	MATERIAL	FINISH
101	ENTRY 101	200 sq.ft.	WOOD	RE, S	RB, NW	RP		PP		G	Р

DOOR SCHEDULE														
General	Door		Frame	rame			Details					Remarks		
No. LOCATION	SIZE	TYPE MATERIAL	FINISH	TYPE	MAT'L.	FINISH	THROAT	GLASS	HEAD	JAMB	THRESHLD	HDWR	LABEL	
101 ENTRY 101	3'-0" x 7'-0" x 1 3/4"	D1 HM	PT-1	F1	НМ	PT-2		TEMP				H1		WITH CLOSER

FINISH SCHEDULE LEGEND

<u>FLOORING</u> RE RESTORE EXISTING WOOD FLOOR

G NEW GYPSUM WALL BOARD CEILING P RESTORE EXISTING WOOD FLOOR P PAINT GYP. BOARD WALL, REFER TO PAINTS BELOW

S STAIN

CT CERAMIC TILE

PAINT #'S P-1 *TBD*

W TEAK WOOD FLOORING

P-2 *TBD* P-3 *TBD*

P-4 TBD

<u>CEILING</u>

RB RESTORE AND REPAIR EXISTING WOOD BASE

NW NEW WOOD BASE, 1x6 POPLAR WOOD BASE P-5 TBD

P REFER TO PAINTS BELOW

P PAINT GYP. BOARD WALL, REFER TO PAINTS BELOW

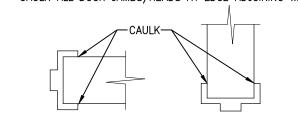
CT CERAMIC TILE

CT-W CERAMIC TILE WAINSCOT

RP REMOVE PLASTER FROM BRICK WALL, CLEAN AND SEAL BRICK PP PAINT EXISTING PLASTER WALL, CLEAN AND REPAIR AS REQ'D.

GENERAL DOOR NOTES

1. CAULK ALL DOOR JAMBS/HEADS AT EDGE ADJOINING WALL



- 2. ALL INTERIOR DOORS (W/O CLOSERS ONLY) TO BE EQUIPPED W/ DOOR BUMPERS, AND BUTT HINGES UNLESS OTHERWISE NOTED.
- 3. ALL DOOR HARDWARE TO BE LEVER TYPE CONFORMING TO ALL ADA REQUIREMENTS, UNLESS OTHERWISE NOTED.
- 4. ALL DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70', THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH MEASURED TO THE LEADING EDGE OF THE DOOR.
- 5. ALL DOORS TO BE LOCATED 4" FROM FACE OF ADJACENT WALL UNLESS DIMENSIONED OTHERWISE
- 6. PROVIDE WALL OR FLOOR STOPS AT ALL DOORS

HARDWARE SETS

H1 <u>ENTRANCE SET</u> ENTRY HARDWARE SET W/ LOCKING DEADBOLT

9. GROUT SOLID ALL HOLLOW METAL FRAMES LOCATED WITHIN

10. ALL THRESHOLD(S) ARE ALUMINIUM AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN DISABLITIES ACT FOR A BARRIER FREE ENTRANCE

8. ALL EXTERIOR DOORS TO HAVE DRIP—CAP, THRESHOLD AND WEATHERSTRIPPING

7. ALL DOOR HARDWARE IS TO BE MASTER-KEYED

11. ALL METAL DOOR(S) SHALL HAVE FACTORY APPLIED RUST INHIBITING PRIMER (

12. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT H2 <u>PASSAGE SET</u>

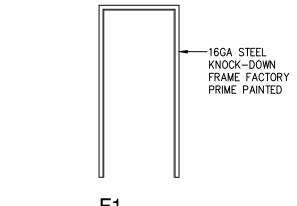
• FOR DOORS THAT DO NOT REQUIRE LOCKING.
• EITHER LEVER OPERATES LATCHBOLT AT ALL TIMES.

DOOR TYPES

SOLID CORE PAINT GRADE BIRCH VENEER WOOD DOOR

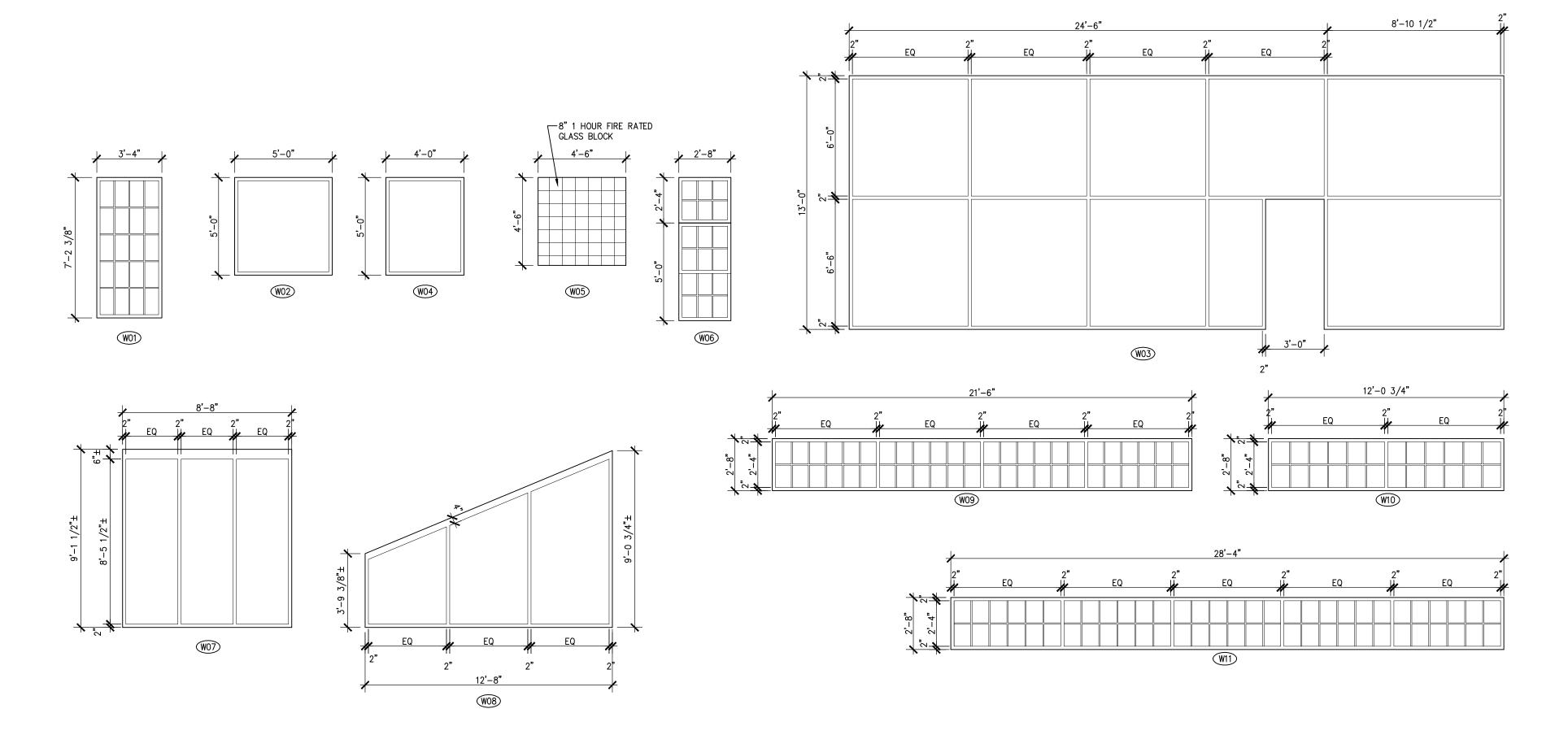
D1

F1



FRAME TYPES

WINDOW ELEVATIONS



ARCHITECTURE

FOLD & FORM, LLC. 3621 BURCH AVE. CINCINNATI, OH. (513) 675 - 2243

esidence Residence: Alexande New Single Fa

CHAD H. PUCKETT OH ARC 1015251 EXPIRES 12/31/15 ISSUED FOR PERMIT 10.23.15 Sheet Title DOOR AND FINISH SCHEDULES
Issued For Permit Date

APPLICATION FOR CERTIFICATION OF APPROPRIATENESS AND ZONING VARIANCE HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: N/A

APPLICANT: Chantelle Noble, City Studios Architecture representing the owner

OWNER: Alan Windgassen,

Local Union No. 392, Plumbers, Pipefitters & Mechanical

Equipment Service

ADDRESS: 1228 Central Avenue, Cincinnati OH 45202

PARCELS: 081-0003-0121-00 (building), 081-0003-0041-11 (parking lot)

ZONING: Commercial Community-Auto Oriented (CC-A)

OVERLAYS: Over the Rhine Historic District

COMMUNITY: Over the Rhine REPORT DATE: January 14, 2016

HEARING DATE: Prehearing January 19, 2016 at 10:30 a.m. STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) and a Zoning Variance for parking relief. The COA includes a request to demolish a small one story non-historic addition and a small one story original structure on the rear of the building. The removal of the one story components makes way for a new three story additional in the rear. Renovations include site modifications due to the addition which alter site access, surface parking layout and necessary access easements. Renovations also include window replacement on the existing facility.

The zoning variance request is for reduction of required parking spaces from the required 25 spaces per the Cincinnati Zoning Code to 16 spaces which are existing on site.

Existing Conditions:

This project location is in the northeast corner of Central Parkway and Grant Street. The existing building is a three story masonry building with basement. Frontage is on Central Parkway with an adjacent 16 space surface parking lot. This parcel is surrounded by a larger surface parking lot on a different parcel but with the same owner. The adjacent lot is used as public parking and has 123 spaces.

Proposed Conditions:

The proposal is to remove two small one story structures on the rear (east side) of the existing building and build a new three story addition in masonry to match existing. The

addition consists of circulations space in a lobby, stair tower, elevator and restrooms on each level.

The existing surface parking lot will be slightly reconfigured to accommodate the new addition and a no build easement around the addition including removing an existing curb cut on Grant Street and constructing a new curb cut on Grant Street slightly to the east. A dumpster is relocated and an enclosure provided, eliminating a previous non-conformity.

The construction items include:

- Exterior cladding that consists of masonry brick, terra cotta panels and some metal panels below windows. Brick to match color and texture of historic brick.
- Aluminum storefront with canopy on the south façade at new entry.
- Windows to be fixed aluminum storefront at all floor levels on the south façade.
- Existing building window replacement to be aluminum, double hung, 1/1 in a dark color on all facades. Existing windows are aluminum.
- Existing surface parking lot modifications.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District: Section 1409 Commercial Districts

Variance Request: Section 1425-19 Off-Street Parking and Loading Regulations

Variance Authority: Section 1445-07 HCB authority: Section 1435-05-4

Variance Standard: Section 1445-13 General Standards: Public Interest

Section 1445-15 Standards for Variances

Overlays: N/A

Historic District/Reg: Over the Rhine Historic District

COA Standard: Section 1435-09-2 Standard of Review

Details of Zoning Relief Required:

Applicant is requesting a numerical variance to reduce the required off street parking spaces of 25 per the Cincinnati Zoning Code to what is currently provided on the site which is 16 existing spaces in an existing surface lot. The reconfigured lot will have 16 parking spaces. There is no net reduction in the amount of parking provided upon the site.

Directly adjacent surface parking with 123 spaces is owned by the same property owner and Washington Park garage is within 600 feet to the project location. Additionally, Staff is provided parking during the day upon the parking parcel, nearly meeting the 25 space requirement.

Certificate of Appropriateness Review

Staff finds the proposed demolition of small single story structures to make room for a larger three story addition on the rear (east) end of the existing building is generally consistent with the district guidelines for new construction. The masonry materials,

massing and compatibility of the new work is consistent and appropriate to the existing building and surrounding neighbor buildings.

Staff would suggest the existing site surface parking lot for the building parcel could be brought into greater zoning compliance and historic district guideline compliance with perimeter fencing along Grant Street to match existing perimeter fencing along Central Parkway.

The project includes a notable amount of work on the parking lot, which brings a better circulation plan and vehicular maneuverability, new curb cuts, regrading, restriping etc. If the parking lot were built from scratch perimeter landscaping and interior landscaping (islands) would be required. The southern perimeter of the property has no buffering, screening or separation between the parking lot and the public sidewalks. Typically, parking lots in the district have established an edge between parked cars and pedestrians, often with a "wrought iron" fence as the property owner has previously done on Central Parkway. We have seen several parking lots in the past six months meeting this intent. Given there is adequate area for a fence, a wall, or some buffering edge and because this sidewalk may increase pedestrian usage of the Music Hall rear access were to close. Staff believes some attempt should be made to decrease the non-conforming condition of the parking lot and would suggest a fence similar to Central Parkway be erected from the southwest property corner to the second driveway entrance.

Some existing chain link perimeter fencing will have to be removed for the proposed new surface lot configuration on the adjacent parcel. Staff recommends removal of the remainder of chain link fence to the east property line on Grant Street.

Staff comments on the Specific Guidelines for New Construction:

1. Composition:

Base: The proposed design base component is minimal in height and is the exposed concrete foundation below the brick. The existing building has a much higher pronounced base of attractive limestone on the primary façade but less desirable exposed concrete on secondary facades. Height of existing base is approximately 3'-6". The applicant's request is to not mimic the high exposed concrete base on the addition.

Middle: The proposed design expresses middle with the masonry cladding.

Top: The top of the existing building on the primary façade has a pronounced top and decorative cornice. However, the majority of the building on both side facades and rear has a minimal top element in

parapet wall coping. The proposed additional also has a minimal top element.

Roofs: The roof shape is flat and similar to the existing building.

- 2. Window Openings: Window openings are extremely important to the district and should be related in size and placement found on historic structures of similar use in the district. In commercial buildings, windows are often grouped within a single opening. Proposed new construction proposes minimal window openings, taller than they are wide, in open circulation areas of the addition. Window replacement will be 1/1 double hung in existing openings.
- 3. **Storefronts**: Primary façade is not altered with this rehabilitation and addition. New storefront on the south façade will be added at the new addition.
- 4. **Setback**: There are no setback requirements.
- 5. **Rhythm**: The new construction interior space is circulation (stair tower and elevator) and restrooms which does not lend itself to a rhythm of window openings that the original building has. Windows which are taller than wider are provided on the south facade
- 6. **Emphasis**: The new construction emphasizes verticality by its small footprint compared to its height. Terra cotta masonry pales are vertical.
- 7. **Height**: The height of the proposed addition is three stories, roughly equal to the original building and consistent with the character of the district which is typically between two and five stories.
- 8. **Materials**: The exterior construction material proposed is primarily masonry brick and terra cotta which is consistent with the character of the district. The design intent is to match brick in color and texture to the original historic structure.

Other Considerations:

Prehearing Results: January 19, 2016 – No one was in attendance.

Comments Provided to Staff: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. ZONING VARIANCE

- 1. **APPROVE** the requested zoning variance as per Section 1425-17 outlined for 1228 Central Parkway to allow:
 - (a) A numerical variance granting approval of the previous non-conforming status to reduce the required off-site parking from 25 parking spaces to 16 parking spaces which maintains the prior existing condition.
- 2. **FINDING**: The Board makes this determination per Section 1425-17 because the proposed use is permissible within the CC-A zoning district and by

meeting the parking reduction requirements of Section 1425-23(a), the Board makes this determination per Section 1435-09-2:

- a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
- b) That the variance balances the need creating a sufficient supply of parking capacity of the community to park and that demand drivers facilitate expansion of this increasing demand.
- c) The facility expansion created no net usable square footage as the addition is comprised of circulation areas and restroom facilities.

B. CERTIFICATE OF APPROPRIATENESS

- 1. **APPROVE** a Certificate of Appropriateness for the partial demolition, rehabilitation of existing and construction of new three story addition at 1228 Central Parkway as demonstrated by the City Studios Architecture dated December 15, 2015 with the following conditions:
 - a) That the owner removes existing curb cuts as proposed and replaces curb and sidewalk or install new curb cuts to meet DOTE standards.
 - b) That the building parcel, 081-0003-0121-00, acquire and record a no build easement upon the parking parcel, 081-0003-0041-11, as noted on the proposed site plan for egress, access to dumpster location and for required separation distances prior to issuance of a building permit.
 - c) That the building parcel, 081-0003-0121-00, acquire and record an easement for vehicular travel upon on the east end of the surface parking lot parcel, 081-0003-0041-11, due to relocation of an existing curb cut further to the east and prior to issuance of a building permit approval.
 - d) That the owner brings the re-configured parking lot into greater zoning compliance with the addition of a perimeter fence on the subject parcel which should match the appearance of the Central Parkway fencing. Such fencing shall be approvable by the Urban Conservator.
 - e) That the owner remove existing chain link perimeter fence on the adjacent lot that they own concurrently with the parking re-configuration.
- 2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



Addition to Local Union No. 392

Plumbers, Pipefitters & Mechanical Equipment Service

> Over-the-Rhine Historic District 1228 Central Parkway Cincinnati, OH

> > 15 January 2016



Project Description



Front of Existing Building (West Facade)



Site Location

- Project is an addition to the rear (east side) of the Local Union 392 building, located at 1228 Central Parkway on the western border of the Over-the-Rhine Historic District.
- The new addition will include a new elevator, new fire stair and new restrooms and will be three stories in height with a basement.
- A small non-historic one story CMU addition and a small one story historic portion will be removed at the rear of the building to accommodate the addition.
- Additional exterior work will include replacing the existing aluminum double hung windows with new aluminum double hung windows.
- The existing parking lot to the south of the building will remain and be reconfigured per the attached new site plan.
- The building was historically an annex to the College of Music, which was previosly located in the vacant lot to the north between the current building and Music Hall. The building was constructed in 1926 and designed by Architect Harry Hake. The building was converted to offices in the 1960's for Local 392.



South of Existing Building - view from Central Parkway

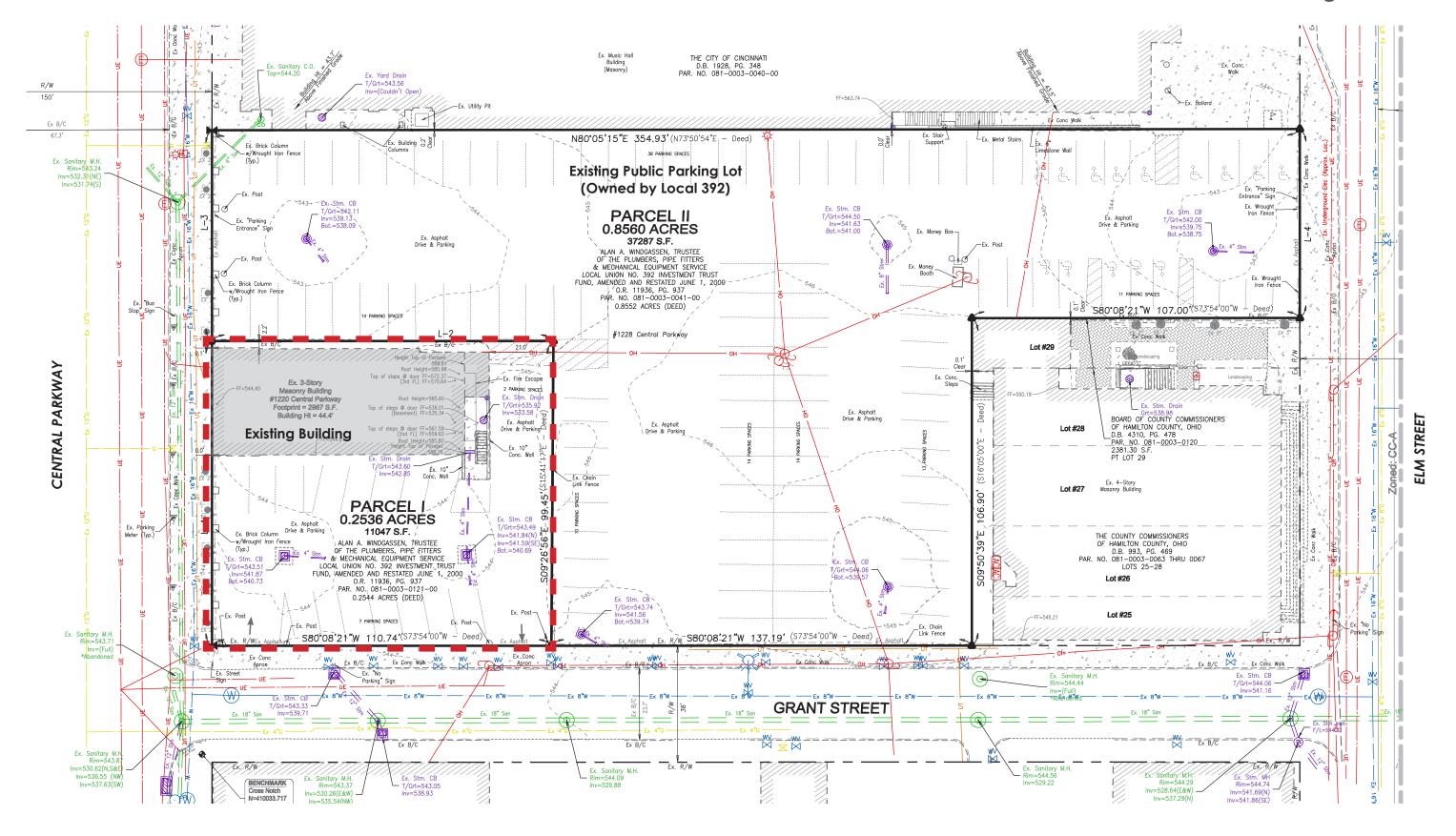


South of Existing Building - view from Grant Street

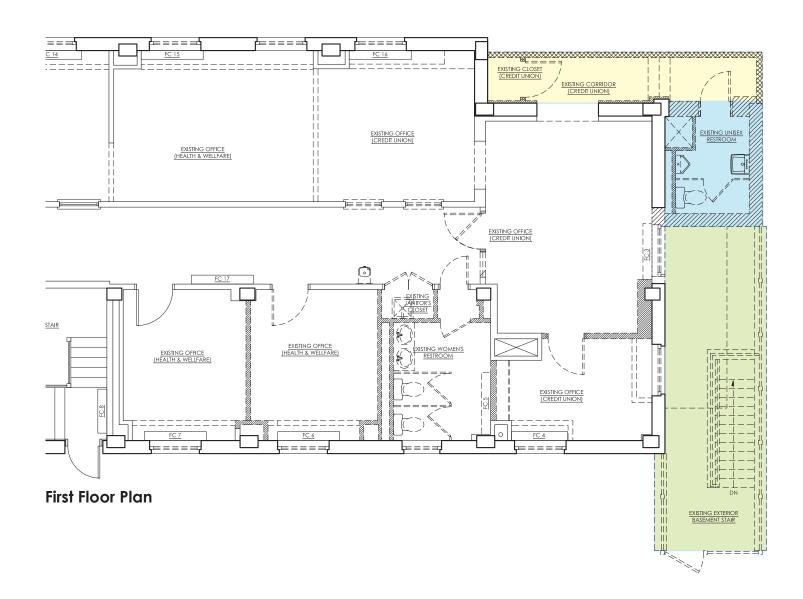


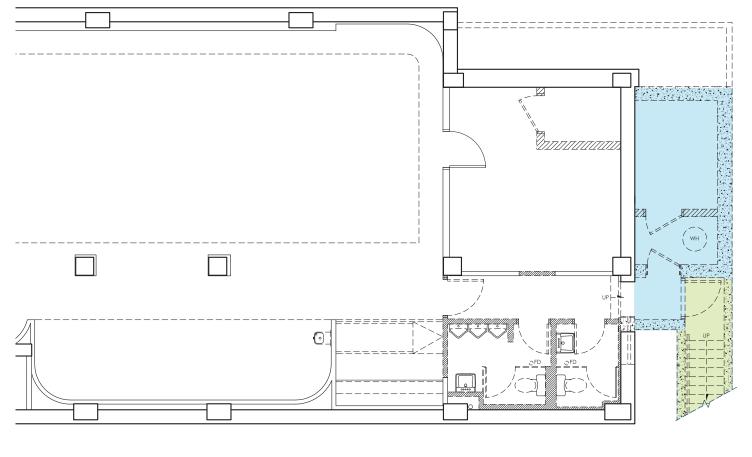
Northeast of Existing Building - view from Parking Lot

Existing Site Plan



Proposed Selective Demolition





Basement Plan





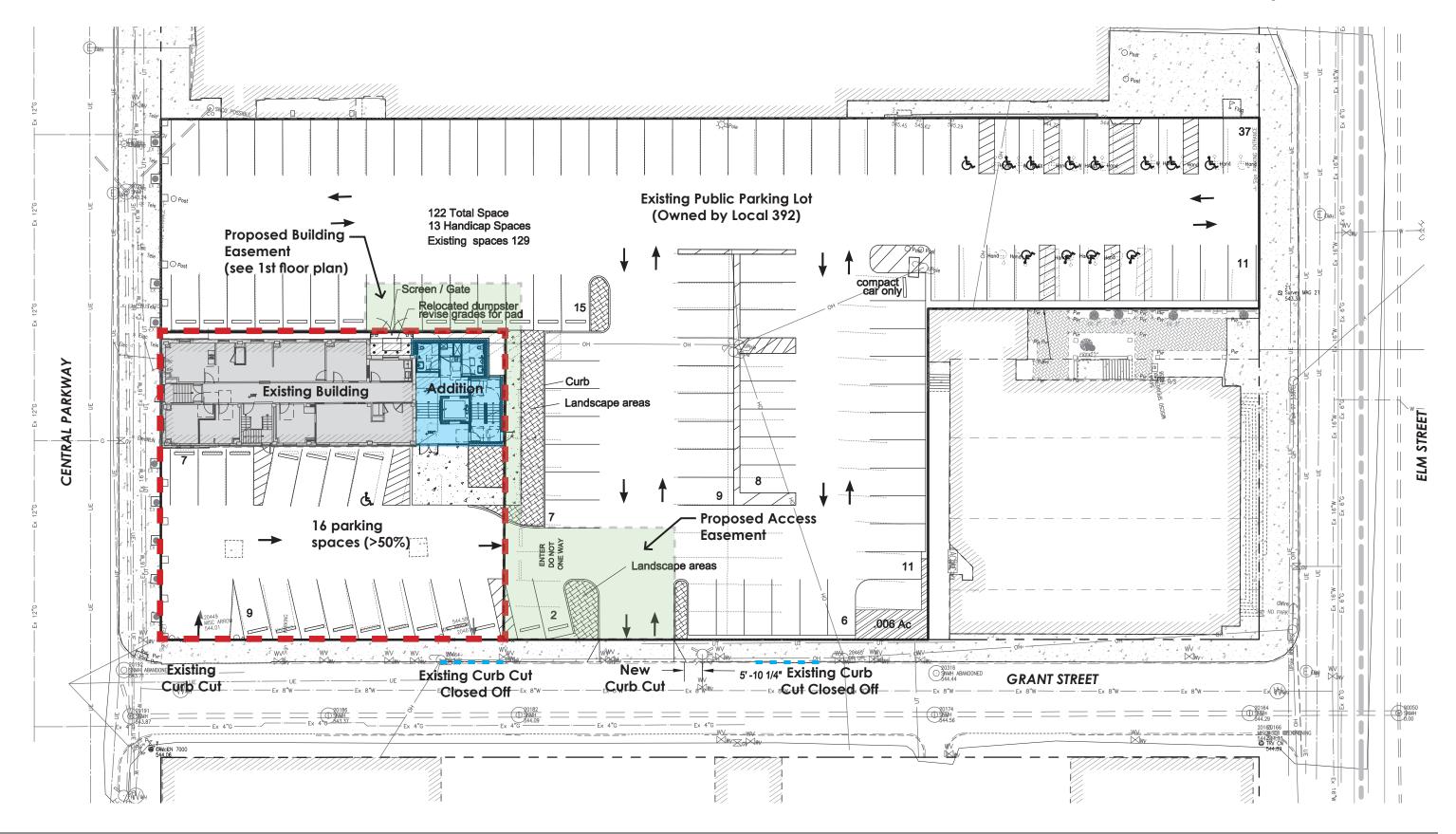
Shaded Portion indicates extent of demolition

Non-Historic Addition

Historic 1-story portion

Historic Areaway and Site Stair

Proposed Site Plan



HISTORIC DISTRICT:

Over-the-Rhine National Historic District – National Register of Historic Places, No. 73001457 Building is a contributing structure.

GENERAL ZONING REGULATIONS:

1409.7: Use Regulations

Building is in subdistrict CC-A. Office is a permitted use in CC-A.

1409.9: Development Regulations

Max. building height = 85' (existing building height is 44'-4" – new addition will be 43'-6") Min. front yard setback = 0' (existing is 0') Parking lot landscaping required per 1425-25



PARKING:

1425-09: Existing Parking & Loading to be maintained

The existing surface parking lot on the south side of the building will be maintained. There are currently 16 spaces. No new parking is proposed.

1425-15: Location of Parking

There is an existing parking lot on the south side of the building, which will be maintained.

1425-19-A: Off-street parking and loading requirements

Office Space = 1 per 400 GSF									
	Existing	New Addition							
Basement	0 GSF	+ 823 GSF							
First Floor	2,955 GSF	+ 715 GSF							
Second Floor	2,779 GSF	+ 824 GSF							
Third Floor	2,779 GSF	+ 824 GSF							
Total	8,553 GSF	+ 3,186 GSF							
Total # Parking for Office	21*	+ 8 spaces							
Commercial Meeting Facility = 1 per 50 GSF									
	Existing	New Addition							
Basement	2,402 GSF	+ 0 GSF							
Total # Parking	48*	+ 0 spaces							

^{*} Existing parking provided (16 spaces) is an existing non-complying condition, which will be maintained. New parking will be calculated for increased building area only.

16 existing spaces + 8 spaces required for addition = 24 total spaces are required. A 50% reduction in parking spaces is requested per 1425-23 – Reduced Parking (see below).

1425-19-B: Loading User Group Classification

Total GSF of building (14,626 GSF) requires one loading space.

One loading space 10' in width and 25' in length complying with 1425-25 will be provided in front of the new entrance at the addition.

1425-23: Reduced Parking

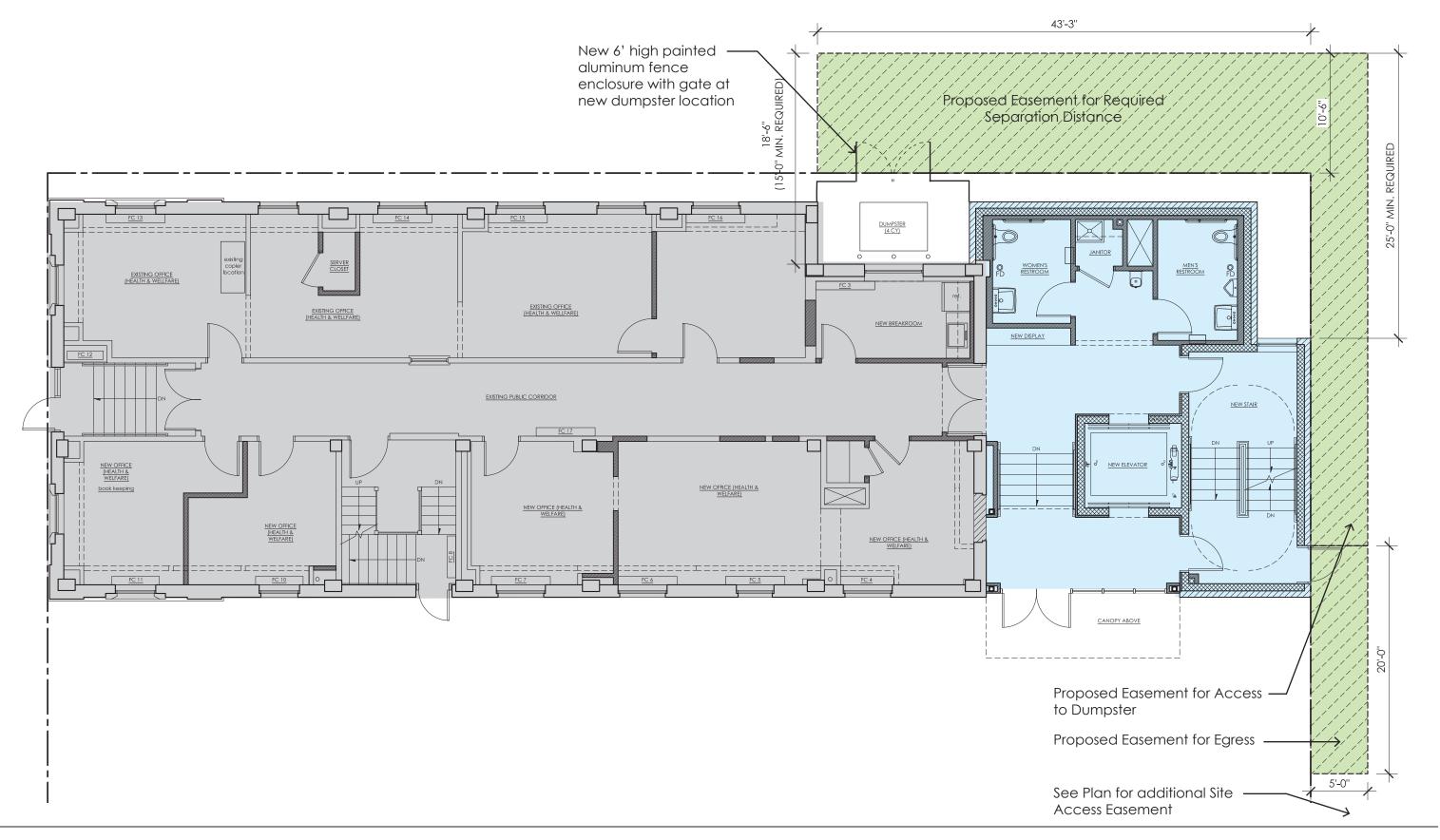
A 50% reduction in the required number of parking spaces is requested per exception (a) as there is adequate public parking provided within 600 feet of the building that could provide more than 50% of the required parking. There is an existing surface public parking lot (owned by Local 392 and currently used for staff parking) located directly adjacent to the property with 123 parking spaces. In addition, Washington Park garage is also within 600'. The exissting 16 spaces (67% of the required) will be maintained on the property.

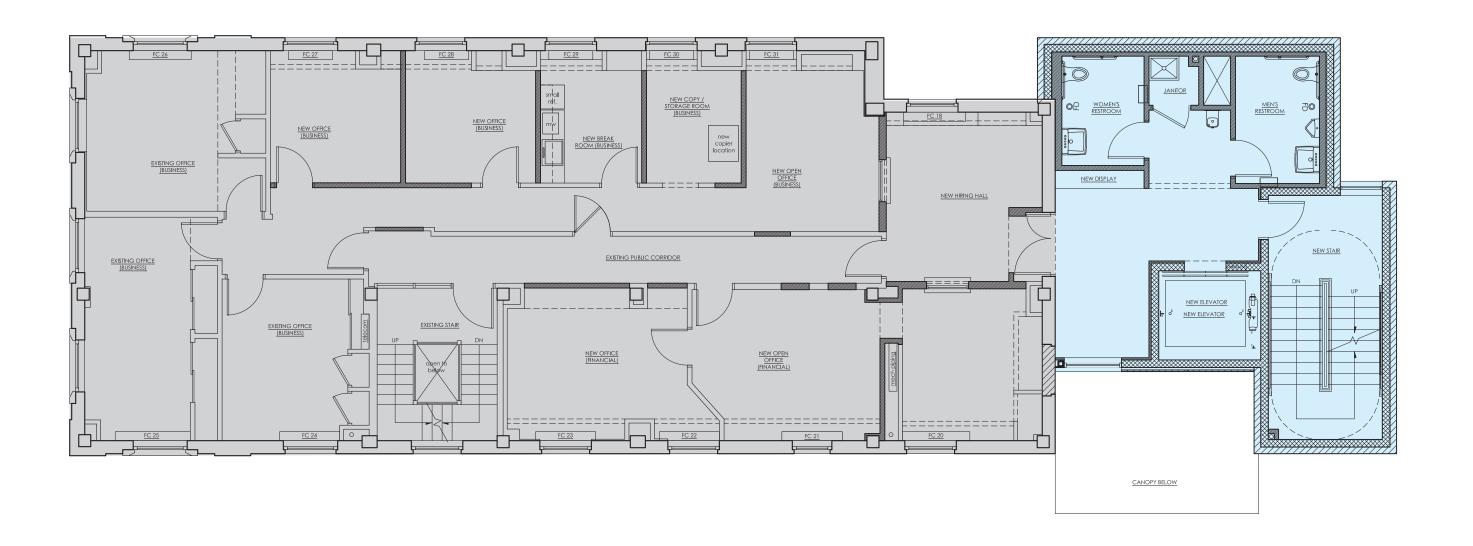
1425-29: Parking landscaping

Existing parking lot does not have perimeter landscaping. This existing non-complying condition will remain.

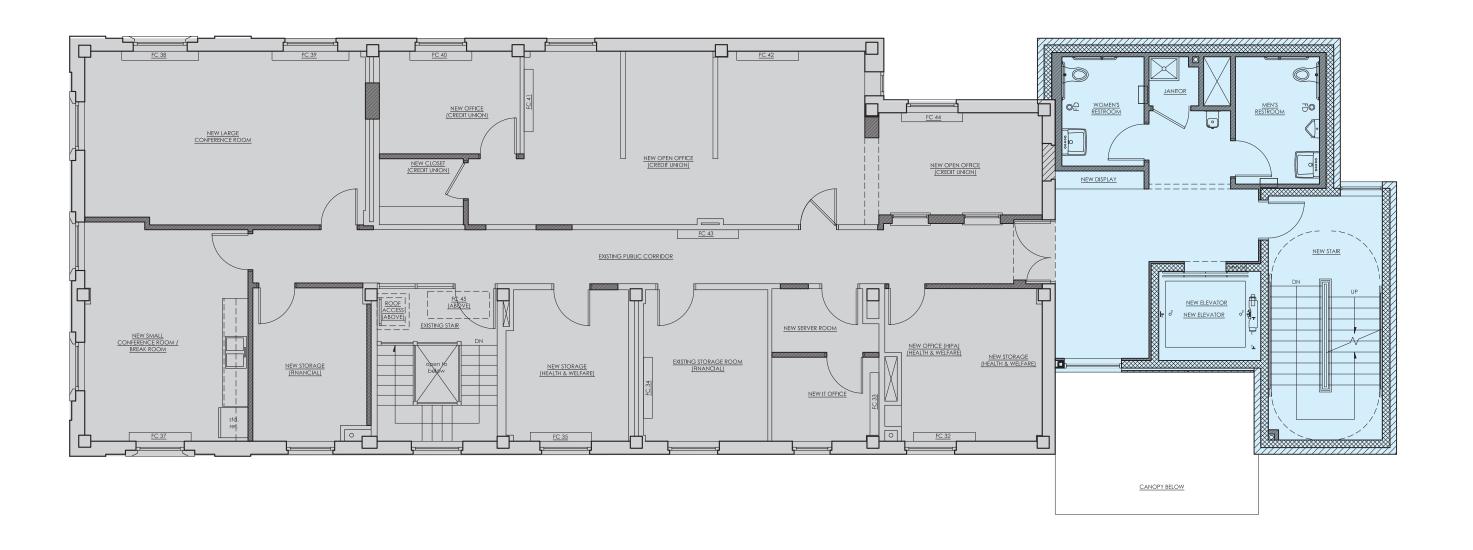


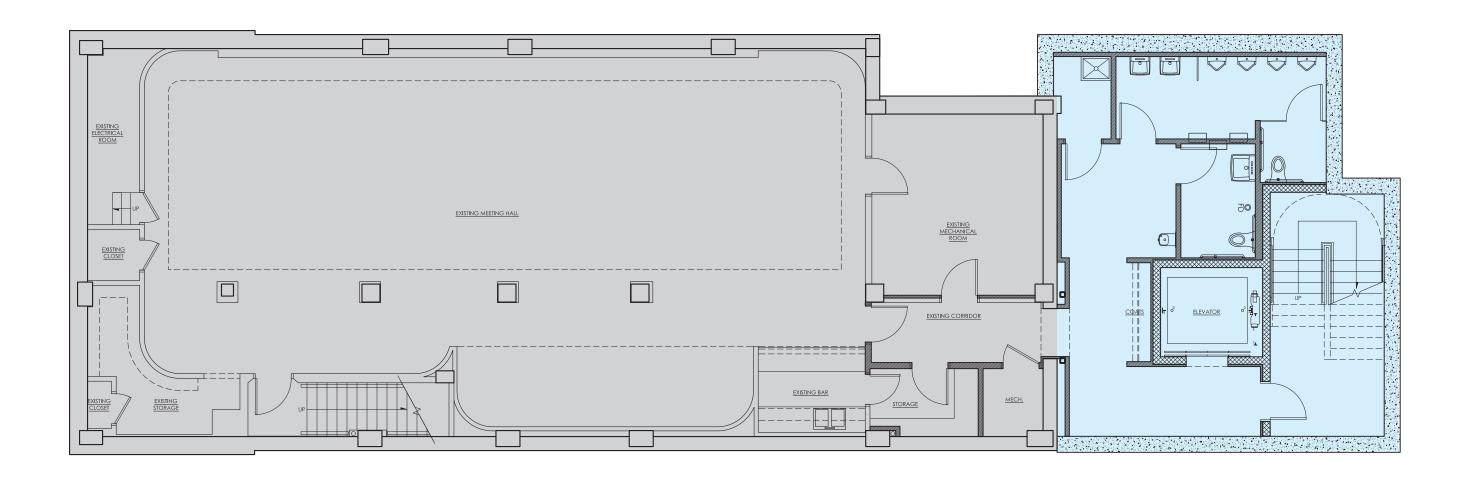
Proposed First Floor Plan





Proposed Third Floor Plan





Schematic Rendering - South



Schematic Rendering - North



Proposed Materials

